

CARRIGAN LOT

SECTION 27, TOWNSHIP 22 SOUTH, RANGE 32 EAST
ORANGE COUNTY, FLORIDA

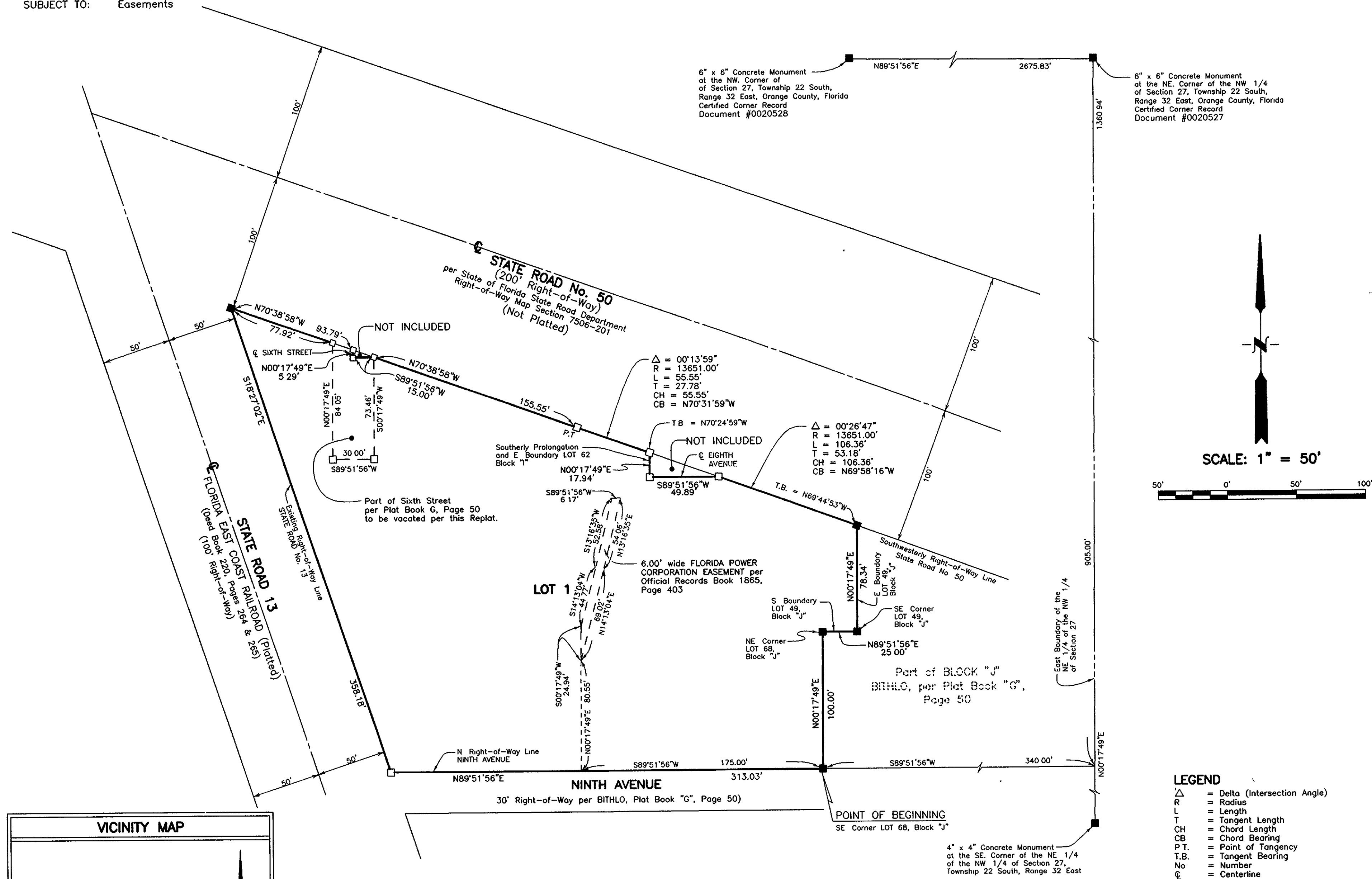
DESCRIPTION

BEING A REPLAT OF: that part of Lots 31 through 35, Lots 39 through 41, Lot 61 and Lot 62, Block I, as shown on BITHLO, according to the Plat thereof, as recorded in Plat Book G, Page 50, Public Records of Orange County, Florida, lying South of the Southwesterly right-of-way line of State Road No. 50 per State Road Department Right-of-Way Map Section 7506-201; AND that part of Lots 37 through 49, Lots 56 through 68, Block J, of the aforesaid BITHLO, lying South of said Southwesterly right-of-way line of State Road No. 50; AND that part of Sixth Street, as shown on the aforesaid BITHLO, vacated and recorded in Official Records Book 842, Page 608 of the Public record of Orange County, Florida lying East of the aforesaid Lot 37, Block J and lying West of the aforesaid Lots 38 through 41 and Lot 56 of the said Block J; AND that part of said Sixth Street lying East of the aforesaid Lots 31 through 34, Block I, and lying West of the aforesaid Lot 37, Block J and lying West of the aforesaid Lots 38 through 41 and Lot 56 of the said Block J; AND that part of Eighth Avenue, as shown on the aforesaid BITHLO vacated and recorded in Official Records Book 842, Page 608 of the Public record of Orange County, Florida lying South of the aforesaid Lot 31, Lot 39, Lot 41 and Lot 62, Block I and lying North of the aforesaid Lot 37, Lot 41 and Lots 42 through 47 of the aforesaid Block J and lying East of the Northern prolongation of the West boundary of the aforesaid Lot 37 Block J; LESS the North 1/2 of the aforesaid Eighth Avenue Lying East of the Southern prolongation of the East boundary of the aforesaid Lot 62, Block I and lying West of the aforesaid Southwesterly right-of-way line of State Road No. 50, said lands also being described as follows:

BEGIN at a 4" x 4" concrete monument with disc stamped "RLS1585" at the Southeast corner of Lot 68, Block J, Bithlo, as recorded in Plat Book G, Page 50, of the Public Records of Orange County, Florida; thence North 00 degrees 17 minutes 49 seconds East 100.00 feet to a 4" x 4" concrete monument with disc stamped "RLS1585" at the Northeast corner of said Lot 68; thence run North 89 degrees 51 minutes 56 seconds East 25.00 feet along the South boundary of Lot 49 of said Block J to a 4" x 4" concrete monument with disc stamped "RLS1585" at the Southeast corner of said Lot 49; thence run North 00 degrees 17 minutes 49 seconds East 78.34 feet along the East boundary of said Lot 49 to a 4" x 4" concrete monument with disc stamped "RLS1585" being on the Southwesterly right-of-way line of State Road No. 50, said Southwesterly right-of-way line being a non tangent curve concave Southerly and having a radius of 13651.00 feet; thence from a tangent bearing of North 69 degrees 44 minutes 53 seconds West, run Northwesterly 106.36 feet along the arc of said curve and Southwesterly right-of-way line through a central angle of 00 degrees 26 minutes 47 seconds to a 4" x 4" concrete monument with disc stamped "LB1", said 4" x 4" concrete monument being on the centerline of Eighth Avenue as shown on said plat of BITHLO; thence run South 89 degrees 51 minutes 56 seconds West 49.89 feet along said centerline to a 4" x 4" concrete monument with disc stamped "LB1", said 4" x 4" concrete monument being on the Southerly prolongation of the East boundary of Lot 62, Block I, of said plat of BITHLO; thence run North 70 degrees 24 minutes 59 seconds West, run Northwesterly 55.55 feet along said centerline to a 4" x 4" concrete monument with disc stamped "LB1", being on the aforesaid Southwesterly right-of-way line, run Northwesterly 55.55 feet line, said Southwesterly right-of-way line being a non tangent curve concave Southerly and having a radius of 13651.00 feet; thence from a tangent bearing of North 70 degrees 24 minutes 59 seconds West, run Northwesterly 55.55 feet along the arc of said curve and Southwesterly right-of-way line through a central angle of 00 degrees 13 minutes 59 seconds to a 4" x 4" concrete monument with disc stamped "LB1" at the end of said curve; thence run North 70 degrees 24 minutes 59 seconds West 155.55 feet along said Southwesterly right-of-way line to a 4" x 4" concrete monument with disc stamped "LB1" being on the centerline of Sixth Street as shown on said plat of BITHLO; thence run North 70 degrees 24 minutes 59 seconds West 38 minutes West 93.79 feet along said Southwesterly right-of-way line to a 4" x 4" concrete monument with disc stamped "LB1" on said Southwesterly right-of-way line; thence run North 00 degrees 17 minutes 49 seconds East 17.94 feet along said Southerly prolongation and the East boundary of said Lot 62 to a 4" x 4" concrete monument with disc stamped "LB1", being on the centerline of Sixth Street as shown on said plat of BITHLO; thence run North 70 degrees 24 minutes 59 seconds West 38 minutes West 93.79 feet along said Southwesterly right-of-way line to a 4" x 4" concrete monument with disc stamped "RLS1585" being on the Easterly right-of-way line of State Road 13 as recorded in Deed Book 220, Page 264 and 265 of the Public Records of Orange County, Florida and as shown on said plat of BITHLO; thence run South 18 degrees 27 minutes 02 seconds East 358.18 feet along said Easterly right-of-way line to a 4" x 4" concrete monument with disc stamped "LB1", said 4" x 4" concrete monument being on the North right-of-way line of Ninth Avenue as shown on said plat of Bithlo; thence run North 89 degrees 51 minutes 56 seconds East 313.03 feet along said North right-of-way line to the Point of Beginning.

CONTAINING: 2.185 Acres, more or less.

SUBJECT TO: Easements



CARRIGAN LOT DEDICATION

KNOW ALL MEN BY THESE PRESENTS, That the trustee named below, is the owner in fee simple of the lands described in the foregoing caption to this plat, does hereby dedicate said lands and plat for the uses and purposes therein expressed and dedicate nothing shown hereon to the perpetual use of the public.

IN WITNESS WHEREOF, the trustee has caused these presents to be signed and attested to by the person named below on... MARCH 23, 2000

W. W. Arnold
W.W. ARNOLD, TRUSTEE

Signed and sealed in the presence of:
Krista A. Neusch
KRISTA A. NEUSCH
W. W. Arnold
R.E. CARRIGAN JR

STATE OF FLORIDA COUNTY OF ORANGE

THIS IS TO CERTIFY, That on... MARCH 23, 2000 before me, an officer duly authorized to take acknowledgements in the before me, personally appeared... W.W. ARNOLD, TRUSTEE, to me known to be the individual described in and who executed the foregoing Dedication and severally acknowledged the execution hereof to be his free act and deed and that the said Dedication is the act and deed of said trustee. He is personally known to me and did not take an oath.

IN WITNESS WHEREOF, I have hereto set my hand and seal on the above date.
Krista A. Neusch
KRISTA A. NEUSCH
Notary Public, State of Florida
My Comm. Expires Feb. 3, 2007
Orlando, Florida, 32801
Phone No. CC 711300

NOTARY PUBLIC
My Commission Expires.....

CERTIFICATE OF SURVEYOR

KNOW ALL MEN BY THESE PRESENTS, THAT JONES, WOOD & GENTRY, INC., A CORPORATION DULY CHARTERED BY THE STATE OF FLORIDA, AND AUTHORIZED UNDER THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS, CERTIFICATE OF AUTHORIZATION NUMBER 18-000001 TO PRACTICE AS A REGISTERED SURVEYING AND MAPPING BUSINESS, HAS AUTHORIZED DANIEL E. GENTRY JR., A DULY LICENSED AND REGISTERED SURVEYOR AND MAPPER, FLORIDA REGISTRATION NUMBER 18-000007 TO CERTIFY THAT ON MARCH 23, 2000, THIS PLAT WAS PREPARED UNDER MY DIRECT SUPERVISION AND COMPLIES WITH ALL OF THE SURVEY REQUIREMENTS OF CHAPTER 177, PART I, FLORIDA STATUTES AND THAT SAID PLAT IS A TRUE AND CORRECT REPRESENTATION OF THE LANDS DESCRIBED AND PLATTED, AND FURTHER THAT PERMANENT REFERENCE MONUMENTS HAVE BEEN PLACED AS SHOWN HEREON AND SAID LAND IS LOCATED IN ORANGE COUNTY, FLORIDA. IN WITNESS WHEREOF, SAID SURVEYOR HAS CAUSED THESE PRESENTS TO BE SIGNED BY THE OFFICER NAMED AND HIS SEAL TO BE AFFIXED ON THIS MARCH 23, 2000

BY: *Daniel E. Gentry Jr.*
DANIEL E. GENTRY JR., FLA. REG. #5047
JONES, WOOD AND GENTRY, INC.
136 East Robinson Street
Orlando, Florida, 32801
(407) 841-2122

ATTEST: *John B. Early*
JOHN B. EARLY, FLA. REGISTRATION #1819

CERTIFICATE OF APPROVAL BY COUNTY SURVEYOR

This plat has been reviewed for conformity with Chapter 177, Florida Statutes.
Dann J. McLee 6/22/00
County Surveyor's Signature Date

CERTIFICATE OF APPROVAL BY PLANNING DIRECTOR

Examined and Approved: *W. W. Arnold* 6:30:00
Zoning Director Date

CERTIFICATE OF APPROVAL BY COUNTY ENGINEER

Examined and Approved: *William P. Burt* 6-23-00
County Engineer Date

CERTIFICATE OF APPROVAL BY THE BOARD OF COUNTY COMMISSIONERS

THIS IS TO CERTIFY, That on... 6-30-00 the foregoing plat was approved by the Board of County Commissioners of Orange County, Florida.
Martha O. Haynie
County Chairman

ATTEST: *Martha O. Haynie*
Clerk of the Board of County Commissioners

CERTIFICATE OF COUNTY CLERK

I HEREBY CERTIFY, That I have examined the foregoing plat and find that it complies in form with all the requirements of Chapter 177, Florida Statutes, and was filed for record on... 6-30-00 at...
Martha O. Haynie
County Comptroller
in and for Orange County, Fla.
Renee S. Arnold
BY: *Renee S. Arnold* D.C.

Prepared By:
JONES, WOOD AND GENTRY, INC.
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Orlando, Florida, 32801
(407) 841-2122